

20.20.85 Performance Standards

(None currently specified)

20.20.90. Natural Resource Protection and Enhancement**A. STATION AREAS [ORD 4224; August 2002]****1. Beaverton Creek Station Area District.**

Specific findings must be made for Natural Resources Policies a.-j. and n.-q. (Section 7.4.2.) in the Natural Resources and Open Spaces Chapter of the Beaverton Comprehensive Plan.

B. STATION COMMUNITIES**1. Beaverton Creek Station Community District**

In the preparation of a development proposal, the proposal must satisfy the following requirements. Proposals which would not satisfy these requirements must show an equal or greater level of resource protection and enhancement on the site through the Final Planned Unit Development process. [ORD 4224; August 2002]

- A. Protect clusters of grand fir and douglas-fir in the north central area near Jenkins and near the Jenkins and Murray intersection.
- B. Protect clusters of Oregon white oak, western red cedar and Oregon ash near the intersection of Jenkins and 153rd and north of the light rail tracks near Murray Boulevard.
- C. Protect clusters of ponderosa pine north of, and along the light rail tracks.
- D. Protect specimen trees throughout the District.
- E. A certified arborist or other qualified professional shall have responsibility for establishing the limits of disturbance near protected trees which at a minimum are subject to the requirements of this Section. The arborist or other professional shall review plans, notify the City, and be on site if construction is necessary within the established limits of disturbance.

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20.20.90.B.1.

- F. Tree clusters shall be protected in a manner which will minimize the risk for windthrow.
- G. Snags and dying trees, that do not pose a hazard, shall be left in protected areas to provide wildlife habitat.
- H. To minimize landscape maintenance and provide wildlife habitat, native plants shall be used in all protected areas and encouraged where appropriate throughout the District.
- I. The minimum undisturbed vegetated buffer for wetlands less than 0.5 acre is 25 feet. For wetlands 0.5 acre or greater, the minimum is 50 feet. The buffer between the protected wetland areas and development must be maintained unless a lesser buffer is allowed through the variance process. [ORD 4155; April 2001]
- J. Collected and treated stormwater shall be directed to wetland buffer areas in order to maintain predevelopment hydrologic conditions within the protected wetland area.
- K. Lighting near protected areas shall be minimized and directed away from those areas unless necessary for safety. If lighting is necessary for safety, it should be directed only to where it is needed for that purpose.
- L. Any necessary encroachment into protected areas by walks, roads or utilities shall generally follow the shortest route possible.
- M. All areas of protected trees, wetlands and other wildlife habitat shall be configured so as to protect the natural resource rather than to be only convenient for development.

[ORD 4265; September 2003]

20.20.90.B.

2. **South Tektronix Station Community District.** [ORD 4121; August 2000]

In the preparation of a Design Plan, development proposal must satisfy the requirements specified in Section 20.20.90.B.1.D - M. Proposals, which would not satisfy these requirements must show an equal or greater level of resource protection and enhancement on the site through the Final Planned Unit Development process. [ORD 4224; August 2002]

C. CORRIDOR AND MAIN STREET DISTRICTS (RESERVED)

20.20.90.

D. TOWN CENTERS

1. **General.** In the preparation of a Design Plan, development proposals must satisfy the following requirements. Proposals which would not satisfy these requirements must show an equal or greater level of resource protection and enhancement on the site through the final Planned Unit Development process. [ORD 4224; August 2002]
 - A. Protect specimen trees throughout the District.
 - B. A certified arborist or other qualified professional shall have responsibility for establishing the limits of disturbance near protected trees which at a minimum are subject to the requirements of this Section. The arborist or other professional shall review plans, notify the City, and be on site if construction is necessary within the established limits of disturbance.
 - C. Tree clusters shall be protected in a manner that will minimize the risk for windthrow.
 - D. Snags and dying trees, that do not pose a hazard, shall be left in protected areas to provide wildlife habitat.
 - E. To minimize landscape maintenance and provide wildlife habitat, native plants shall be used in all protected areas and encouraged where appropriate throughout the District.
 - F. Consistent with the Metro Code section 3.07.340, vegetative buffers ranging in width from 50 feet to 200 feet for primary protected water features and 15 feet to 50 feet for secondary protected water features shall be provided. The buffers shall be measured from the edge of bankfull flow or 2-year storm level, the delineated edge of a Title 3 stream and wetland, or both. Any new vegetation planted within the required buffer shall use plant materials native to the Portland Metropolitan area (see Metro native plant list).
 - G. Consistent with the recommended variance provisions of Section 9 of the Metro Title 3 Model Ordinance, an averaged undisturbed vegetative buffer width may be provided between the stream or significant wetland and any hard surface improvement or building. The required buffer should be treated as an average dimension to allow flexibility in design and increase opportunities to enhance wildlife habitat.

20.20.90.D.1.

- H. Development within the buffer areas should be avoided. If development within the buffer areas is unavoidable and the buffers are reduced, mitigation will be required as outlined in Metro Code section 3.07.340.D.3.d. Furthermore, adjacent urban development should include increased landscaping and street tree plantings to maximize tree canopy coverage and reduce the urban heating effect. Additional mitigation may be required consistent with the Metro Title 3 Model Ordinance. Increased landscaping will help reduce stream temperatures through the urban area.
- I. Collected and treated stormwater shall be directed to wetland buffer areas in order to maintain predevelopment hydrologic conditions within the protected wetland area.
- J. Lighting near protected areas shall be minimized and directed away from those areas unless necessary for safety. If lighting is necessary for safety, it should be directed only to where it is needed for that purpose.
- K. Any necessary encroachment into protected areas by walks, roads or utilities shall generally follow the shortest route possible.
- L. All areas of protected trees, wetlands and other wildlife habitat shall be configured so as to protect the natural resource rather than to be only convenient for development.

[ORD 4265; September 2003]

E. REGIONAL CENTER (RESERVED)

**Multiple Use Districts: Natural Resource Protection
and Enhancement**